

\$1,399,000 - 1 & 2, 2218 30 Avenue Sw, Calgary

MLS® #A2085647

\$1,399,000

10 Bedroom, 6.00 Bathroom, 2,414 sqft

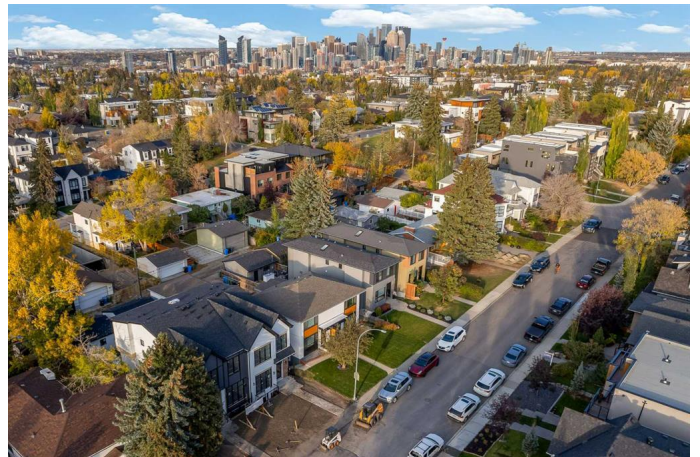
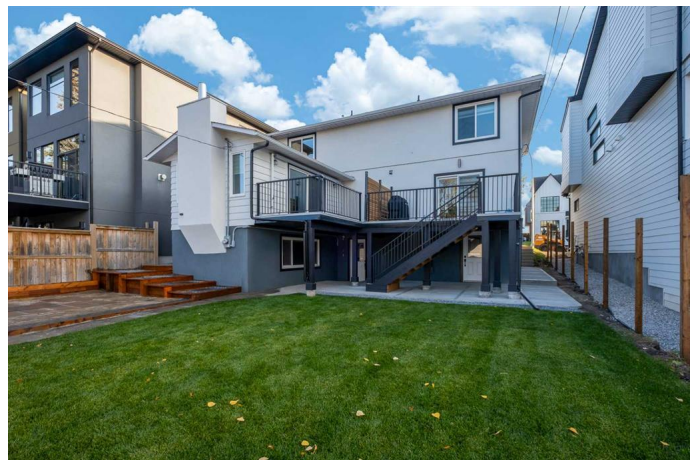
Residential on 0.14 Acres

Richmond, Calgary, Alberta

INVESTOR ALERT!!! This newly renovated, turnkey, 4 unit (3 legal) full duplex in the heart of Richmond, affectionately known by locals as Marda Loop is an exceptional investment opportunity for the savvy investor, or for someone looking to start their real estate portfolio. With the anticipated gross rental income of \$8,850 a month it gives this property a 6.43% cap rate, a very attractive return on investment.

No expense was spared during this fully permitted, complete renovation - all new triple pane windows, 3 new furnaces, 2 new hot water tanks, 6.5mm luxury vinyl plank flooring throughout, complete new kitchens, new bathrooms, in-unit laundry in all 4 units, topped up attic insulation, and a freshly landscaped property - the list goes on and on. Location matters - Richmond/ Marda Loop is a proven neighbourhood that continues to remain vibrant, and on trend. Richmond is a desirable location for a rental property based on popularity amongst students, young working professionals and families. Walking distance to restaurants, boutiques, everyday shopping and only a quick drive into downtown. This 4 unit (3 legal, 1 illegal) garden walk-out duplex plus large double garage is perfectly situated. It's your time to capitalize on the thriving rental market in a neighbourhood that promises success!

Built in 1956



Essential Information

MLS® #	A2085647
Price	\$1,399,000
Sold Price	\$1,425,000
Bedrooms	10
Bathrooms	6.00
Full Baths	6
Square Footage	2,414
Acres	0.14
Year Built	1956
Type	Residential
Sub-Type	Duplex
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	1 & 2, 2218 30 Avenue Sw
Subdivision	Richmond
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 1R7

Amenities

Parking Spaces	4
Parking	Double Garage Detached, Parking Pad

Interior

Interior Features	Quartz Counters, Vinyl Windows
Appliances	Dishwasher, Garage Control(s), Microwave, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Suite, Walk-Out

Exterior

Exterior Features	Awning(s), Garden, Private Entrance
Lot Description	Back Lane, Low Maintenance Landscape, Landscaped
Roof	Asphalt Shingle
Construction	Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 5th, 2023
Date Sold	January 30th, 2024
Days on Market	30
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	CENTURY 21 BRAVO REALTY
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